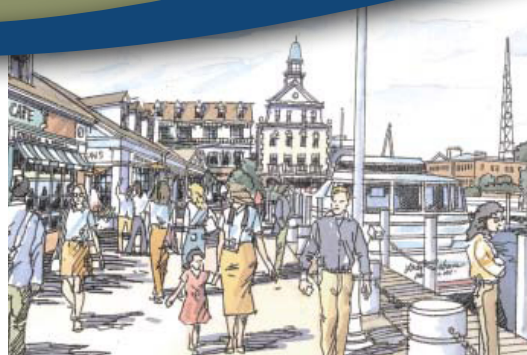




CAUGHT WITH CURB APPEAL:
PRESERVING

OLDE HAMPTON VA



CHARACTER

Olde Hampton is one of the oldest neighborhoods in Hampton, with development beginning at the end of the Civil War, as freed people who were determined to become landowners settled on what was then the outskirts of town.

However, in recent years the neighborhood has suffered neglect and struggled with abandoned properties.

The character of the neighborhood varies from street to street. Areas that have a high concentration of historic homes should strive to retain their character. Because there are a wide variety of styles in the neighborhood, the specific style guidance below should be consulted to determine appropriate additions and modifications. In all examples, original features and building elements, such as windows, shutters, doors, and details, should be retained as feasible. If deteriorated or damaged, original fabric should be repaired or replaced in kind.

The densest concentration of homes is seen on Maplewood, Rosewood, and Settlers Landing Road. Maplewood and Rosewood have a number of historic homes with some infill housing from the 1970s and 1980s. Settlers Landing Road features primarily infill housing from the 1970s, with a few historic homes interspersed. The density seen on these roads should be mimicked in order to create a cohesive streetscape throughout the district.

There are a large number of vacant lots and open spaces within the neighborhood. Vacant lots should be kept mowed to avoid an overgrown appearance. Development of these lots into park space or allowing them to be developed with appropriate infill would increase the curb appeal of the neighborhood as a whole.

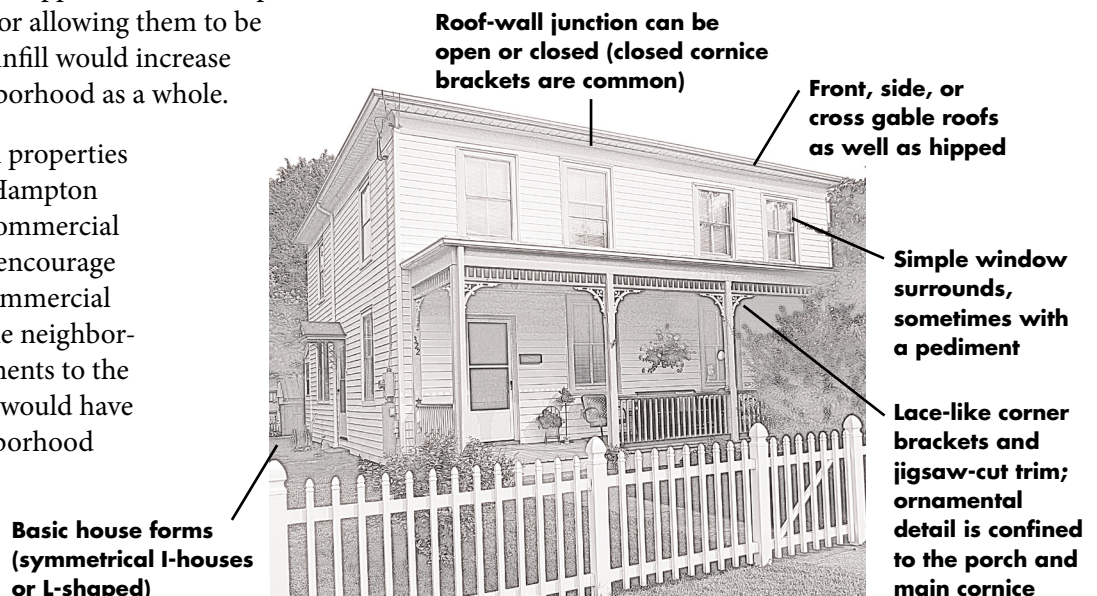
In addition to the residential properties in the neighborhood, Olde Hampton also features a few historic commercial buildings. Residents should encourage the rehabilitation of these commercial buildings into services for the neighborhood. Even minor improvements to the exteriors of these properties would have positive effects on the neighborhood as a whole.

HOUSING TYPES & CHARACTERISTICS

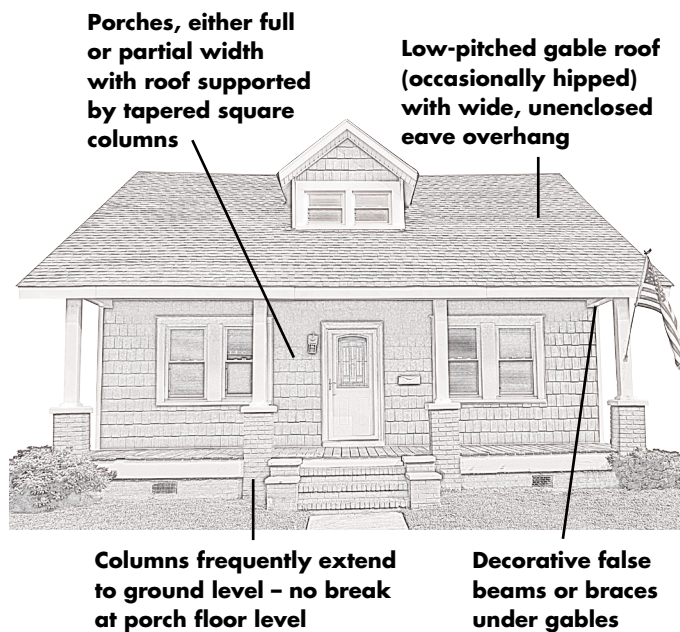
The housing types in Olde Hampton include simple modern Colonial Revivals, as well as examples Craftsman (both foursquares and bungalows) and vernacular Folk Victorians.

FOLK VICTORIAN

- These examples are very simplistic and are most often rooted in the Italianate and Queen Anne styles.
- Curb Appeal Strategies for Folk Victorian examples:
 - Repair historic wood details, especially on front porches. Repair or replace damaged or missing elements.
 - Highlight decorative features with period-appropriate paint palettes (see General Guide for examples and suggestions).
 - Maintain historic metal roofs. If replacement is required, do so in kind.
 - Fences can be painted wooden pickets or cast/wrought iron.



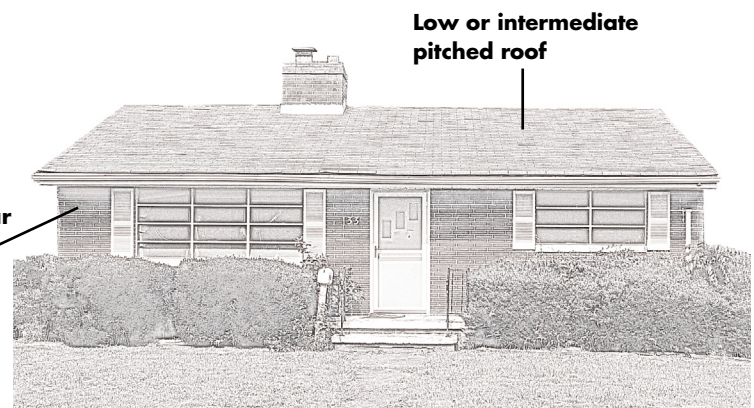
CRAFTSMAN



- The majority of Craftsman examples are foursquares. There are a few bungalows as well. Exterior cladding is primarily siding.
- Curb Appeal Strategies for Craftsman examples in Olde Hampton:
 - Remove modern coverings from eaves to expose character-defining details, such as shallow profile brackets or exposed rafter tails. Use period-appropriate paint palettes to highlight details (see General Guide for examples and suggestions).
 - Exterior brick elements should remain unpainted in Craftsman examples.
 - Retain original windows as feasible. If replacement is required, match existing window dimensions exactly.
 - Fences should be made of painted or stained wood. Cast iron is not an appropriate fencing material for Craftsman examples. In some cases, small stone walls can be used to separate the front yard from the public sidewalk.

COLONIAL REVIVAL (MODERN) – SPECIFICALLY MINIMAL TRADITIONAL

- Minimal traditional examples in Olde Hampton are predominantly brick or a combination of brick and siding with side gable roofs and offset entrances. Many of these examples were built in groups along the same street and over time have been modified by their owners to differentiate them from one another. Modifications include exterior embellishments, such as paint, shutters or awnings, and landscaping.
- Curb Appeal Strategies for Colonial Revival examples:
 - Use traditional paint colors to personalize your home. Maintain painted exteriors by periodically inspecting for peeling paint and spot repainting as necessary to keep a fresh finish.
 - Avoid altering the character of the façade of the home by placing additions at the rear. This is particularly important for these simplistic modern styles, as they can appear plain. Add visual interest to the site through appropriate landscaping. Keep yards well kept by trimming and pruning regularly.



Minimal ornament; generally small with a single story; use a variety of siding materials including wood, brick, asbestos, and aluminum



RESOURCES

Olde Hampton Master Plan | hampton.gov/documentcenter

Hampton Design Guidelines

Virginia Dept of Historic Resources | dhr.virginia.gov

- Style Guides
 - Classic Commonwealth Style Guide (2015)
 - New Dominion Virginia Style Guide (2014)
- List of tradesmen

National Park Service | nps.gov

- Secretary of the Interior's Standards for Rehabilitation
- Preservation Briefs

A Field Guide to American Houses

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